



State of New Jersey

DEPARTMENT OF COMMUNITY AFFAIRS

101 SOUTH BROAD STREET

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TRENTON NJ 08625-0802

JON S. CORZINE
Governor

SUSAN BASS LEVIN
Commissioner

June, 2007

Dear Construction Official:

The Department is proposing a rule amendment to delete from the one- and two-family dwelling subcode Section 404.1 of the International Residential Code (IRC)/2006, Concrete and masonry foundation walls. This proposal will also delete the associated tables: 404.1(1), Top Reactions and Prescriptive Support for Foundation Walls; 404.1(2), Maximum Plate Anchor-Bolt Spacing for Supporting Foundation Walls; and 404.1(3), Maximum Aspect Ratio, L/W for Unbalanced Foundations. This code section and associated tables require special connections for floor joists to sill plate and sill plate to foundation wall and contain requirements for daylight basements limited by the aspect ratio, L/W.

Basement walls constructed in accordance with the provisions of the IRC/2000 and requirements of the previously adopted Council of American Building Officials (CABO) One- and Two-family Dwelling Code have performed successfully. There was no technical justification to substantiate the amendment that was made to the 2000 International Residential Code. There is no widespread history of basement wall failures occurring due to this design method. Rather, observed failures have typically been due to unanticipated causes, such as construction equipment striking or surcharging the wall. The IRC/2006 requirements for special connections for floor joists to sill plate and sill plate to foundation wall are not needed and will needlessly burden builders, who must contend with difficult-to-construct details, and inspectors, who are responsible for ensuring that these provisions are met. These provisions are unnecessary and will result in increased construction and inspection costs that consumers must bear without any added benefit.

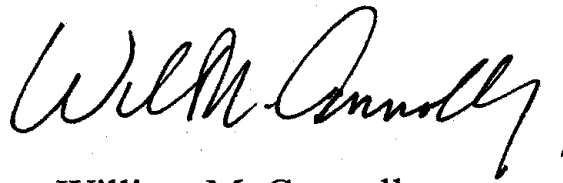
In May 2007, these provisions were removed from the 2006 IRC at the International Code Council (ICC) Final Action Hearing in Rochester, New York for the reasons stated above.



The Department is directing local code officials not to enforce these provisions of the IRC/2006 at this time; they will be deleted from the IRC/2006 in N.J.A.C. 5:23-3.21 in the near future.

If you have any questions regarding this matter, please contact the Code Assistance Unit at (609) 984-7609.

Sincerely,



William M. Connolly
Director
Division of Codes and Standards

2007 SUPPLEMENT TO THE IRC

Section R404.1 Change to read as shown: (RB147-06/07, RB149-06/07)

R404.1 Concrete and masonry foundation walls. Concrete and masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404 or in accordance with ACI 318, ACI 332, NCMATR68-A or ACI 530/ASCE 5/TMS 402 or other approved structural standards. When ACI 318, ACI 332 or ACI 530/ASCE 5/TMS 402 or the provisions of Section R404 are used to design concrete or masonry foundation walls, project drawings, typical details and specifications are not required to bear the seal of the architect or engineer responsible for design, unless otherwise required by the state law of the jurisdiction having authority.

Table R404.1(1) "Top Reactions and Prescriptive Support for Foundation Walls²", Table R404.1(2) Maximum Plate Anchor-Bolt Spacing for Supported Foundation Wall², Table R404.1(3) "Maximum Aspect Ratio, l/w for Unbalanced Foundations" Delete tables without substitution: (RB149-06/07)
